

Development Services Committee Meeting Minutes

Meeting Number: 28

September 12, 2022, 9:00 AM - 4:30 PM

Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Alan Ho Councillor Reid McAlpine Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Councillor Karen Rea	
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Adam Grant, Fire Chief Stephanie DiPerna, Director, Building Standards Frank Clarizio, Director, Engineering Bryan Frois, Manager of Executive Operations & Strategic Initiatives Ronji Borooah, City Architect Sabrina Bordone, Manager, Development - Central District Daniel Brutto, Senior Planner, West Alain Cachola, Senior Manager, Infrastructure and Capital Projects Loy Cheah, Senior Manager, Transportation	Brad Roberts, Manager, Zoning and Special Projects Hailey Miller, Planner I, West District Liliana Da Silva, Senior Planner Parvathi Nampoothiri, Senior Manager, Urban Design Abbie Kar, Senior Planner, Urban Design Nhat-Anh Nguyen, Senior Manager, Development & Environmental Chris Rickett, Director, Economic Development, Culture and Entrepreneurship Maggie Cheung-Madar, Assistant City Solicitor Clement Messere, Senior Planner Eric Lariviere, Manager, Theatre Farshed Kawasia, Senior Project Engineer Alice Lam, Acting Commissioner of Community Services Stephen Corr, Senior Planner, East District

Darryl Lyons, Senior Manager, Policy & Research
 Stephen Lue, Senior Manager, Development
 Stacia Muradali, Acting Manager, Development - East

Henry Lo, Manager, Transportation
 Duran Wedderburn, Manager, Policy

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee convened at 9:03 AM with Regional Councillor Jim Jones in the Chair.

A moment of silence was taken to commemorate Queen Elizabeth II, and Aksel Rinck.

The Committee recessed from 11:12 - 11:25 AM

The Committee recessed for lunch from 12:12 - 1:10 PM

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the current treaty holders Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PRESENTATION

3.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognized the following members of Council and staff:

Mayor and Council

Regional Councillor Jack Heath, 25 years

Office of the Chief Administrative Officer (Fire & Emergency Services)

Jay Chen, Firefighter, 10 years

Lanny Detoro, Firefighter, 5 years

Brady Hicks, Firefighter, 5 years

Sadie Holmes, Firefighter, 5 years

Lee Jolliffe, Firefighter, 5 years

Kenneth Larsen, Firefighter, 5 years

Asante Sturino, Fire Prevention Officer, 5 years

Anthony Tedoldi, Firefighter, 5 years

Community Services Commission

Peter Michaud, Supervisor, Waterworks, 35 years

Susan Stiles, Community Program Coordinator, 35 years

Lisa Beckley-Young, Community Program Coordinator, 25 years

Isabella Paganelli, Operations & Maintenance Clerk, 15 years

Matthew Cummings, Waterworks Operator I, 10 years

Christian McCabe, Waterworks Operator II, 10 years

Lisa Kuang, Operations Data Analyst, 10 years

Maria Cardozo, Community Program Coordinator, 10 years

Shaun Pearl, Supervisor, Community Program, 10 years

Randy Sanga, Facility Operator II, 10 years

Eddie Wong, Waterworks Operator II, 5 years

Vincent Feng, QMS Coordinator, 5 years

Jesse Kang, Waterworks Operator II, 5 years

Jack Yeom, Labourer/Driver - Waterworks, 5 years

Jun Zhang, Waterworks Operator II, 5 years

Ivan Rudic, Truck Driver, 5 years

Mitchell McNeil, General Maintenance, Sign Maintenance, 5 years

Lindsay Bontoft, Supervisor, Community Program, 5 years

John Dechavez, Facility Operator II, 5 years

Gus Kanopoulos, Facility Operator I, 5 years

Steven Liu, Facility Operator II, 5 years

Katherine Oberkirsch, Customer Service Representative, 5 years

David Walker, Customer Service Supervisor, 5 years

Brian Woodhouse, Facility Operator II, 5 years

Corporate Services Commission

Karen Hugh, Coordinator, 10 years

Renee England, Senior Manager, Facilities Assets, 10 years

Hanif Rajabali, IT Solutions Specialist, 5 years

Rajeeth Arulanantham, Assistant to Council/Committee, 5 years

Leikha Bisera, Supervisor, Secretariat Services, 5 years

Development Services Commission

Chris MacBride, Technician, 15 years

Alain Cachola, Senior Manager, Infrastructure & Capital Works, 15 years

Jennifer Chow, Applications Administrator, 10 years

Diego Saavedra, Engineering Technologist/Inspector, 5 years

4. APPROVAL OF PREVIOUS MINUTES

4.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JUNE 27, JULY 5, 2022 and JULY 11, 2022 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Khalid Usman

1. That the minutes of the Development Services Committee meeting held on June 27, July 5, and July 11, 2022 be confirmed.

Carried

5. DEPUTATIONS

Christina Day, Markham Jazz Festival, made a deputation on Item - 10.3 Celebrate Markham Major Community Festivals, Additional Funding Request (6.5). The deputation details have been included under item 10.3.

Randy Peddigrew, The Remington Group, made a deputation on Item - 11.2 Milliken Centre Secondary Plan Update (10.4). The deputation details have been included under item 11.2.

6. COMMUNICATIONS

Moved by Councillor Alan Ho

Seconded by Councillor Amanda Collucci

That the following written submission be received:

11.2 – Milliken Centre Secondary Plan

- Peter Chee

9.3 - Recommendation Report Flato Upper Markham Village Inc, Draft Plan Of Subdivision Application To Create Development, Road, Park, and Servicing Blocks to Allow Residential Development At 5474 and 5662 19th Avenue (File No.: Plan 22 114368) (10.7)

- York Region (2 letters)
- Ainsley Dougald
- Amanda Bonomo
- Cindy Kelly
- Jennifer Chase
- L.Y. Tin

Carried

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

Moved by usman Seconded by heath - carried

8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES - JUNE 7, JUNE 21, JUNE 27 AND JULY 5, 2022 (10.0)

Moved by Councillor Khalid Usman
Seconded by Regional Councillor Jack Heath

1. That the minutes from the Development Services Committee Public meetings held on June 7, June 21, June 27, and July 5, 2022 be confirmed.

Carried

**8.2 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC)
MINUTES - MAY 19, 2022 (16.0)**

Moved by Councillor Khalid Usman
Seconded by Regional Councillor Jack Heath

1. That the minutes of the May 19, 2022 Cycling and Pedestrian Advisory Committee (CPAC) meeting be received for information purposes.

Carried

**8.3 FLATO MARKHAM THEATRE ADVISORY BOARD MINUTES - APRIL
25, 2022 (16.0)**

Moved by Councillor Khalid Usman
Seconded by Regional Councillor Jack Heath

1. That the minutes of the Flato Markham Theatre Advisory Board meeting held April 25, 2022 be received for information purposes.

Carried

**8.4 HERITAGE MARKHAM COMMITTEE MINUTES – JULY 13, 2022
(16.11)**

Moved by Councillor Khalid Usman
Seconded by Regional Councillor Jack Heath

1. That the minutes of the Heritage Markham Committee meeting held July 13, 2022 be received for information purposes.

Carried

8.5 REVISION TO A LEGAL DESCRIPTION OF A DESIGNATION BY-LAW, 45 STOLLERY POND CRESCENT ("THE STIVER-STOLLERY HOUSE"), WARD 6 (10.0)

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Jack Heath

1. That the staff report titled, “Revision to a Legal Description of a Designation By-law, 45 Stollery Pond Crescent, Former Address: 4075 Major Mackenzie Drive (“The Stiver-Stollery House”), Ward 6”, dated September 12, 2022, be received; and,
2. That the legal description as contained within the previously approved Heritage Designation By-law 4-95 be amended to reflect the property’s current legal description; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.6 GIBSON DRIVE AND HOOD ROAD PROPOSED ALL-WAY STOP (WARD 8) (5.10, 5.12)

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Jack Heath

1. That the report entitled “Gibson Drive & Hood Road Proposed All-way Stop (Ward 8)” be received; and,
2. That Schedule 12 of Traffic By-law 106-71, pertaining to compulsory stops, be amended to include all approaches to the intersection of Gibson Drive & Hood Road; and,
3. That the Operations Department be directed to install the appropriate signs and pavement markings at the subject location; and,
4. That the cost of materials and installation for the traffic signs and pavement markings in the amount of \$1,000, be funded from capital project #083-5350-22049-005 (Traffic Operational Improvements); and,
5. That York Region Police be requested to enforce the all-way stop control upon installation of these stop signs and passing of the By-law; and further,

6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.7 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - JULY 11 and JULY 15, 2022 (10.0)

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Jack Heath

1. That the minutes from the Special Development Services Committee meeting on July 11, and July 15, 2022 be confirmed.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 RECOMMENDATION REPORT, WEINS CANADA INC., APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT AN AUTOMOTIVE SERVICE BUILDING AT 205 TORBAY ROAD (WARD 8), FILE NO. PLAN 20 119485

Arvin Prasad, Commissioner of Development Services, advised that staff are recommending that the applications submitted by Weins Canada Inc., for Official Plan and Zoning-By-Law Amendments to permit an automotive service building at 205 Torbay Road be approved.

Nick Pileggi, Macaulay Shiomi Howson Ltd, provided a presentation on the proposed development.

Councillor Reid McAlpine suggested that Council defer the approval of the development applications (Item Nos. 9.1 -9.6) until after the election. The Committee did not support his request.

The Committee discussed the following relative to the proposed development:

- Inquired how the proposed automotive service building will be connected with the existing Don Valley North Lexus to the south;
- Inquired how the Applicant will prevent drivers from using the proposed new roads as short cuts;
- Questioned if any measures are being taken to prevent flooding on the site;

- Questioned if the natural heritage assets located on the subject lands will be impacted by the proposed development.

Mr. Pileggi explained that there are two private road connections proposed to join the proposed automotive service building with the existing Don Valley North Lexus facility, and that the public will not be able to access these roads as they will be private roads. Mr. Pileggi clarified that the two natural heritage assets located on the subject lands will not be impacted by the proposed development.

Frank Clarizio, Director of Engineering, advised that the Toronto Region Conservation Area (TRCA) raised some flooding concerns regarding the proposed development, and that these concerns will require to be addressed through the Site Plan Approval process.

Moved by Councillor Isa Lee

Seconded by Mayor Frank Scarpitti

1. That the report titled, "RECOMMENDATION REPORT, Weins Canada Inc., Applications for Official Plan and Zoning By-law Amendment to permit an automotive service building at 205 Torbay Road (Ward 8), File No. PLAN 20 119485", be received; and
2. That the Official Plan Amendment application submitted by Weins Canada Inc., be approved and that the draft Official Plan Amendment, attached hereto as Appendix 'A', be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application submitted by Weins Canada Inc., be approved and that the draft Zoning By-law Amendment, attached hereto as Appendix 'B', be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That the Site Plan Application (SPC 20 119485) submitted by Weins Canada Inc. be delegated to the Director of Planning and Urban Design, or a designate, and that Site Plan Approval not be issued prior to the execution of a Site Plan Agreement; and,
5. That in accordance with the provisions of subsections 45 (1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and further,

6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.2 RECOMMENDATION REPORT APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT SUBMITTED BY KENNEDY MM MARKHAM LTD. TO FACILITATE A RESIDENTIAL AND MIXED USE DEVELOPMENT AT 10537 KENNEDY ROAD

(WARD 6) FILE: PLAN 20 129597

Arvin Prasad, Commissioner of Development Services, advised that this item recommends the approval of Applications for Draft Plan of Subdivision and Zoning By-Law MM-Markham LTD to facilitate a residential and mixed use development at 10537 Kennedy Road, located within the Robinson Glen Secondary Plan Area.

James Koutsovitis, Gatzios Planning + Development Consultants Inc., provided a brief presentation on the proposed development.

The Committee discussed the following relative to the proposed development:

- Requested more information on the road network/pattern in this area;
- Questioned when this area will be serviced with water and wastewater;
- Questioned when the proposed development would start to be built.

Staff anticipated that it would take 3-5 years for construction of the proposed development to occur.

Moved by Councillor Amanda Collucci

Seconded by Deputy Mayor Don Hamilton

1. That the report dated September 12, 2022, titled “RECOMMENDATION REPORT, Applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Kennedy MM Markham Ltd. to facilitate a residential and mixed use development at 10537 Kennedy Road (Ward 6) File: PLAN 20 129597”, be received; and,
2. That in accordance with the provisions of subsections 45 (1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law,

before the second anniversary of the day on which the by-law was approved by Council; and,

3. That the Zoning By-law Amendment application submitted by Kennedy MM Markham Ltd. to amend Zoning By-laws 304-87 and 177-96, both as amended, be approved and the Zoning By-law, attached hereto as Appendix 'A', be approved; and,
4. That Draft Plan of Subdivision 19TM-20007 be approved, subject to the conditions set out in Appendix 'B' of this report; and,
5. That the Director of Planning and Urban Design, or designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix 'B', as may be amended by the Director of Planning and Urban Design, or designate; and,
6. That Draft Plan Approval for Draft Plan of Subdivision 19TM-20007 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period; and
7. That servicing allocation for 171 units be assigned to Draft Plan of Subdivision 19TM-20007; and further
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.3 RECOMMENDATION REPORT FLATO UPPER MARKHAM VILLAGE INC, DRAFT PLAN OF SUBDIVISION APPLICATION TO CREATE DEVELOPMENT, ROAD, PARK, AND SERVICING BLOCKS TO ALLOW RESIDENTIAL DEVELOPMENT AT 5474 and 5662 19TH AVENUE (FILE NO.: PLAN 22 114368) (10.7)

Arvin Prasad, Commissioner of Development Services, advised this item recommends approval of the Draft Plan of Subdivision Application submitted by Flato Upper Markham Village Inc. to create development, road, park, and servicing blocks to allow residential development at 5474 and 5662 19th Avenue.

Emma West, Bousfields Inc. provided a presentation on the proposed development.

Paul McDowell, Chair of Willowgrove Farms Inc., advised that he recognizes the lands surrounding Willowgrove will be developed, and that his engagement with

this process is to ensure that Willowgrove's interests are recognized. Mr. McDowell thanked staff for addressing their previous concerns in the staff report, but expressed several new concerns and suggested that the staff recommendation report may be premature. The new concern included: that the Whitchurch Stouffville Framework Plan has not been completed; that Whitchurch Stouffville transportation planning and coordinating of the roads and intersections has not been completed; that there is a reliance on Willogrove lands for much of the future road requirements, including the primary arterial road; that the functional service report has not been completed; and that it is unclear if the minimal distance separation formula has been taken into account along the southern border of the proposed development where it borders Willowgrove's agricultural lands. Mr. McDowell further advised that he would like clarity from the City in regards to how he can be made aware of the development's progress, such as that the Master of Environmental Servicing Plan (MESP) was updated in August 2022.

The Committee discussed the following relative to the proposed development:

- Expressed concerns that the staff recommendation report is premature due to the long list of conditions included in the report, and York Region's written submissions;
- Opposed the Minster's Zoning Order (MZO) permitting the development to proceed;
- Noted that the MZO rather than the City sets the urgency and process to develop the subject lands;
- Supported the proposed development as it includes both affordable and seniors housing;
- Questioned if the issue regarding servicing of water and wastewater has been resolved.

Stephen Lue, Acting Director of Planning and Urban Design, advised that it is common for a staff recommendation report to include many conditions and that staff will continue to work with the Applicant and Agency Partners to resolve these matters. Mr. Lue advised that staff will work with the Toronto Region and Conservation Authority to address the lack of capacity to provide water and waste water servicing.

Councillor Amanda Collucci thanked the Applicant for hosting many informal community information meetings, and for including seniors and affordable housing in the proposed development.

Moved by Councillor Amanda Collucci
Seconded by Councillor Khalid Usman

1. **That the deputation by Paul McDowell, Willowgrove Inc. regarding Flato Upper Markham Village Inc., Draft Plan of Subdivision application to create development, road, park, and servicing blocks to permit a residential development at 5474 and 5662 19th Avenue (Ward 6) File No. PLN 22 114368”, be received; and,**
2. **That the written submissions by York Region (2 letters), Jennifer Chase, Mr. Tin, Ainsley Bonomo, and Cindy Kelly regarding, Flato Upper Markham Village Inc., Draft Plan of Subdivision application to create development, road, park, and servicing blocks to permit a residential development at 5474 and 5662 19th Avenue (Ward 6) File No. PLN 22 114368”, be received; and,**
3. That the report dated September 12, 2022 and titled, “RECOMMENDATION REPORT, Flato Upper Markham Village Inc., Draft Plan of Subdivision application to create development, road, park, and servicing blocks to permit a residential development at 5474 and 5662 19th Avenue (Ward 6) File No. PLN 22 114368”, be received; and,
4. That the record of the Public Meeting held on June 27, 2022, for Draft Plan of Subdivision 19TM-22003, submitted by Flato Upper Markham Village Inc., be received; and,
5. That Council approve the Draft Plan of Subdivision 19TM-22003, submitted by Flato Upper Markham Village Inc., be subject to the conditions attached as Appendix ‘A’; and,
6. That registration of the Draft Plan does not occur until the availability of municipal services, and/or an appropriate interim servicing design or servicing arrangements have been confirmed to the satisfaction of the Director of Engineering; and,
7. That Council assign servicing allocation for 246 single detached dwellings, 213 townhouses and 423 apartment units either from the existing allocation from York Region or request additional allocation from York Region as the proposed development was zoned through a Minister’s Zoning Order and it’s sanitary capacity allocation was not accounted for in the existing allocation; and,
8. That the Mayor and Clerk be authorized to execute agreements with the Town of Whitchurch-Stouffville, The Regional Municipality of York

and/or the applicant as needed, relating to servicing and inter-jurisdictional matters associated with the proposed subdivision, provided that such agreements are satisfactory to the Commissioner of Development Services and the City Solicitor; and further,

9. That Staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

9.4 RECOMMENDATION REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT SUBMITTED BY THE REGIONAL MUNICIPALITY OF YORK TO FACILITATE THE DEVELOPMENT OF A ROAD OPERATIONS AND SNOW MANAGEMENT FACILITY AT 10988-10990 WARDEN AVENUE (WARD 2) FILE: PLAN 21 119856 (10.5)

Arvin Prasad, Commissioner of Development Services, advised that this item recommends the approval of the Application for Zoning By-Law Amendment submitted by the Regional Municipality of York to facilitate the development of a road operations and snow management facility at 10988-10990 Warden Avenue. Mr. Prasad noted that the Development Services Committee's questions from the November 30, 2021 statutory Public Meeting on the proposed snow management facility have been addressed.

Amy Shepherd, IBI Group, provided a presentation on the proposed development.

The Committee inquired where the salt run off from the melted snow goes, and if there were any opportunities for the City to share the facility with York Region. The Committee requested that special consideration be given to the site plan for this application, such as including landscaping to buffer some of the uses, as the snow facility will be located in Markham's future employment district.

Frank Clarizio, Director of Engineering, clarified that the snow is treated prior to entering the melting system so that there is no salt runoff.

Moved by Councillor Alan Ho

Seconded by Regional Councillor Jack Heath

1. That the staff report, dated September 12, 2022, titled "RECOMMENDATION REPORT, Application for Zoning By-law Amendment submitted by the Regional Municipality of York to facilitate the development of a road operations and snow management facility at 10988 to 10990 Warden Avenue (Ward 2), File No.: PLAN 20 119856", be received; and,

2. That the application submitted by the Regional Municipality of York to amend Zoning By-law 304-87, as amended, be approved and the draft Zoning By-law attached hereto as Appendix 'A', be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
3. That in accordance with the provisions of subsections 45 (1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Regional Municipality of York shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.5 RECOMMENDATION REPORT 4077 & 4101 HWY 7 - KINGDOM MC (SHERIDAN) OPA & ZBA MIXED USE PHASED DEVELOPMENT (WARD 3) FILE NO.: PLAN 19 140215 (10.3, 10.5)

Arvin Prasad, Commissioner of Development Services, advised that this item recommends endorsement of the Development Concept for the Markham Centre Secondary Plan Update Study, dated July 5, 2022, as it relates to the lands owned by 2690622 Ontario Inc. (Kingdom – Markham Centre -Owner). It also recommends approval of the Official Plan and Zoning By-Law amendment applications submitted by the owner to permit phased high-density development consisting of four residential towers on shared podiums, with a maximum of 1,749 residential units, internal private streets, outdoor amenity areas, public roads and a public park.

Nick Pileggi, Macaulay Shiomi Howson Ltd., provided a presentation on the proposed development.

Councillor Reid McAlpine suggested that the item should be deferred to the first Development Services Committee in the new Term of Council to provide residents with more time to review the material. The Committee did not support this request.

Committee provided the following feedback relative to the proposed development:

- Suggested that the stormwater pond should be tanked to create more parkland;
- Requested that the Site Plan for Phase 2 of the proposed development be brought back to the Development Services Committee, as Committee was interested in the orientation of the buildings relative to the Rouge River, and the park;
- Suggested that the park should not be surrounded by private roads.

Mr. Pileggi had no objection to bringing the Site Plan for Phase 2 of the proposed development back to the Development Services Committee for its consideration. Mr. Pileggi provided a brief overview of the proposed road network within the development site, noting the roads would be private and not available for public use. Mr. Pileggi advised that many considerations needed to be balanced when determining the location of the park.

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

1. **That the deputation by Doug Denby regarding 2690622 Ontario Inc. (Kingdom - Markham Centre), Applications for Official Plan and Zoning By-law Amendments to permit a phased high-density residential development at 4077 and 4101 Highway 7 and Alignment with the Development Concept for the Markham Centre Secondary Plan Update (Ward 3) File No. PLAN 20 140215”, be received;**
2. That the report titled, “2690622 Ontario Inc. (Kingdom - Markham Centre), Applications for Official Plan and Zoning By-law Amendments to permit a phased high-density residential development at 4077 and 4101 Highway 7 and Alignment with the Development Concept for the Markham Centre Secondary Plan Update (Ward 3) File No. PLAN 20 140215”, be received; and,
3. That the Development Concept, dated July 5, 2022, for the Markham Centre Secondary Plan Update Study, as it relates to the lands owned by 2690622 Ontario Inc. (Kingdom - Markham Centre), be endorsed; and,
4. That the Official Plan Amendment application submitted by 2690622 Ontario Inc. (Kingdom - Markham Centre), be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought to a future Council meeting for adoption without further notice; and,

5. That the Zoning By-law Amendment application submitted by 2690622 Ontario Inc. (Kingdom - Markham Centre), be approved and the draft Zoning By-law Amendment, attached as Appendix 'B', be finalized and brought to a future Council meeting for enactment without further notice; and,
6. That in accordance with the provisions of subsections 45 (1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,
7. That the application for Site Plan Approval (SPC 20 134065) submitted by 2690622 Ontario Inc. (Kingdom - Markham Centre) for the Phase 2 lands be **brought back to the Development Services Committee**, and that Site Plan Approval not be issued prior to the execution of a Site Plan Agreement; and,
8. That the easterly portion of the subject lands, municipally known as 4121 Highway 7, be added to this recommended approval in order to facilitate the Proposed Development and that no further public notice be required; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.6 RECOMMENDATION REPORT, STEELCASE ROAD WEST HOLDINGS INC., APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT THREE INDUSTRIAL WAREHOUSE BUILDINGS AT 1 STEELCASE ROAD WEST, FILE NO. PLAN 21 143519 (WARD 8)

Arvin Prasad, Commissioner of Development Services, advised that this item is to recommend approval of the Zoning By-Law Amendment Application submitted by Steelcase Road West Holdings Inc., to facilitate the development of three industrial warehouse buildings on the subject lands.

Steve Albanese, IBI Group, provided a presentation on the proposed development.

The Mayor thanked the Applicant for addressing the City's concerns regarding the proposed development.

Moved by Councillor Isa Lee

Seconded by Mayor Frank Scarpitti

1. That the report dated September 12, 2022, titled, “Steelcase Road West Holdings Inc., Application for Zoning By-law Amendment to permit three industrial warehouse buildings at 1 Steelcase Road West, File No. PLAN 21 143519 (Ward 8)”, be received; and,
2. That the amendment to Zoning By-law 108-81, as amended, be approved and the draft site-specific implementing Zoning By-law, attached as Appendix ‘A’, be finalized and enacted without further notice; and,
3. That in accordance with the provisions of subsection 45(1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the Zoning By-law attached as Appendix ‘A’ to this report, before the second anniversary of the day on which the By-law was approved by Council; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

10. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

10.1 160-R-22 DESTINATION MARKHAM CORPORATION TOURISM STRATEGIC MASTER PLAN (6.5, 10.16)

Arvin Prasad, Commissioner of Development Services, advised that this item is to obtain approval to award the contract for consulting services to develop Destination Markham’s Corporation’s three year Tourism Strategic Master Plan. The plan will focus on making Markham a destination, and on drawing tourist to Markham.

In response to an inquiry from the Committee, Chris Rickett, Director, Economic Growth, Culture & Entrepreneurship, clarified that the three year Tourism Strategic Master Plan will guide industry and municipal investment in developing Markham as a destination. Mr. Rickett explained that the plan will include an inventory of Markham’s existing tourist assets, such as the theatre, and museum, and it will look at things such as how do we grow sports tourism in Markham.

The Committee noted that the Rouge National Urban Park is anticipated draw many tourist to Markham once completed, and a suggestion was made to create a beach feature at Milne Dam Conservation Park to attract tourists.

Councillor Amanda Collucci thanked staff for their hard work on this matter and for advancing the development of a Destination Markham Corporation Tourism Strategic Master Plan.

Moved by Councillor Alan Ho

Seconded by Councillor Amanda Collucci

1. That the report entitled “160-R-22 Destination Markham Corporation Tourism Strategic Master Plan” be received; and,
2. That the contract for Services be awarded to the highest ranked, lowest priced bidder, CBRE Limited in the total amount of \$139,103 inclusive of HST; and,
3. That the contract awarded in the amount \$139,103 be funded from the “Tourism Relief Grant” account 960-960-5630 with available budget of \$200,000; and,
4. That the amount of \$60,897 (\$200,000 - \$139,1013) will remain in the project for any additional costs that maybe incurred within the project; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10.2 TRADE AND INVESTMENT MISSION TO WEB SUMMIT CONFERENCE (10.16)

Arvin Prasad, Commissioner of Development Services, advised that this item is to seek Council’s approval for staff to undertake a trade and investment mission to the Web Summit Conference between November 1st and 4th, 2022. The proposed mission will focus on: 1) building trade opportunities between Markham companies and other technology companies; and 2) on attracting early-stage semiconductor companies to invest in Markham. Representatives from the City of Vaughan, the City of Toronto, and York Region are also planning on attending this conference.

The Committee requested that the motion be amended to reflect that the Council delegates be the Mayor, the Chair or Vice-Chair of the Economic Development

Committee or other Members of Council with a maximum of two attendees from Council.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

1. That the report entitled “Trade and Investment Mission to Web Summit Conference” be received; and,
2. That the City engage in a trade and investment-focused program as part of the Web Summit Conference in Lisbon, Portugal on November 1st to 4th; and,
3. **That the City be represented by a six person delegation comprised of up to four staff, the Mayor, the Chair or Vice-Chair of the Economic Development Committee or other Members of Council (maximum of two) ; and,**
4. That the total cost of the “Trade and Investment Mission to Web Summit Conference” not exceed \$46,000 and be funded from within the International Investment Attraction Operating Budget; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10.3 CELEBRATE MARKHAM MAJOR COMMUNITY FESTIVALS ADDITIONAL FUNDING REQUEST (6.5)

Christina Day, representing the Markham Jazz Festival, displayed slides of the jazz festival and explained that the cost of running the festival has increased by 45% since the last festival was held prior to the pandemic. Ms. Day noted that the City and police cost have gone up significantly in recent years. Ms. Day advised that the festival was able to run this year without a deficit due to a federal grant, but that festival is not sustainable without the grant. Ms. Day advised that the City’s Celebrate Markham Grant accounts for less than 5% of the jazz festival’s revenue, suggesting that the City should increase its investment in festivals due to the increasing cost of running festivals. Ms. Day believed that investing in festivals was a great return on the City’s investment.

Committee congratulated Ms. Day for organizing an outstanding 2022 Markham Jazz Festival. The Committee requested that staff review the costs of hosting festivals in Markham to try and understand why costs are increasing rapidly, and

to identify ways to reduce costs, such as possibly purchasing a stage that can be used for events. The Committee suggested consulting the York Region Police on this matter and working with Ms. Day to reduce costs.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jack Heath

1. **That the deputation by Christie Day regarding “Celebrate Markham Major Community Festivals Funding Additional Funding Request” be received; and,**
2. That the report titled “Celebrate Markham Major Community Festivals Funding Additional Funding Request” be received; and,
3. That the unallocated Celebrate Markham Community Grant Program funding of \$134,275 be carried forward to the 2023-34 Celebrate Markham funding stream; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

11.1 CITY OF MARKHAM - AGE-FRIENDLY DESIGN GUIDELINES (10.0)

Arvin Prasad, Commissioner of Development Services, advised that this item is to recommend Council adoption of the City of Markham Age-Friendly Design Guidelines to help guide the design of new development. Markham has historically demonstrated leadership through encouraging different forms of age friendly design in new housing, such as provision for second suites, elevator rough-ins, and main floor master bedrooms. The Age Friendly Design Guidelines build on these current practices and demonstrate Markham’s commitment to building homes that are functional, safe, and adaptable for people of varying ages and abilities. Various stakeholders and the community were consulted on the guidelines. The final draft of the guidelines includes feedback from the development industry, the City’s Technical Advisory Committee, Seniors Advisory Committee, Age Friendly Markham Committee, the Mayor’s Youth Council, and members of the public.

Parvathi Nampoothiri, Senior Manager, Urban Design advised that project team has conducted a comprehensive policy assessment, gap analysis, and review of case studies to help inform the development of the guidelines. Since the last

Development Services Committee, staff have worked with other City departments, the Seniors Advisory Committee, and the Age Friendly Markham Committee to finalize the guidelines and to bring them forward to Council for endorsement. Some of the proposed design guidelines will have cost implications on the public realm works from an operations and maintenance perspective, and will require funding for maintenance and lifecycle costs. To address this, staff are recommending the creation of staff working group to undertake a cost analysis on a demonstration site to evaluate the cost implications within the public realm.

Parvathi Nampoothiri, Senior Manager, Urban Design, Emory Davidge, Urban Strategies, and

Jamilla Mohamud, Urban Strategies, provided a presentation on the draft Markham Age Friendly Guidelines.

The Committee discussed the following relative to the Age Friendly Guidelines:

- Requested that Age Friendly Guidelines go to the November 1, 2022 Council meeting;
- Suggested staff explore how some of the guidelines could be made mandatory;
- Suggested staff try to encourage more townhouses to be built with front entrances with no or few steps, and with a main floor master bedroom with en-suite bathroom;
- Noted that the guidelines should complement the City’s other master plans, such as Markham’s Integrated Leisure Master Plan, or Active Transportation Plan;
- Congratulated Staff and the Consultants on completing the guidelines.

Moved by Regional Councillor Jack Heath

Seconded by Mayor Frank Scarpitti

1. That the report titled, “ City of Markham – Age-Friendly Design Guidelines” be received; and,
2. That the guidelines outlined in the “City of Markham – Age-Friendly Design Guidelines” (Appendix 1) be endorsed for implementation through the development review process; and,
3. That Staff be directed to form a Staff Working Group to prepare a Request for Proposal and retain a consultant to complete a cost analysis of implementing the “City of Markham – Age-Friendly Design Guidelines”

in the public realm and report back to Development Services Committee; and,

4. That the guidelines in the “City of Markham – Age-Friendly Design Guidelines” applicable to the public realm be implemented once the cost analysis is completed and presented to the DSC; and,
5. That minor amendments to the “City of Markham – Age-Friendly Design Guidelines” be made subject to the Development Services Commissioner’s approval; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11.2 MILLIKEN CENTRE SECONDARY PLAN UPDATE (10.4)

Arvin Prasad, Commissioner of Development Services, advised that a significant amount of work has been undertaken by the City’s Policy & Research Staff on the Milliken Centre Secondary Plan since it was previously presented to the Development Services Committee. This work included engagement with various stakeholders and landowner groups. Today’s presentation will provide an update on the work that has been undertaken on the Milliken Centre Secondary Plan.

Duran Wedderburn, Manager, Policy, advised that Staff will be sharing a revised Development Concept for the Milliken Centre Secondary Plan, and the findings from the Denison GO Station Feasibility Study. Mr. Wedderburn introduced the presenters.

Liliana Da Silva, Senior Planner II, Sabrina Bordone, Manager, Development – Central District, City of Markham, and Jamshaid Muzaffar, Department Lead, Transportation Planning, HDR, provided a presentation titled, “Milliken Centre Secondary Plan Update”.

The following deputations were made on the Milliken Centre Secondary Plan Update:

Randy Peddigrew, The Remington Group, provided a deputation in support of advancing the Milliken Centre Secondary Plan. Mr. Peddigrew thanked staff for coming up with a creative policy solution for both the southwest and the northwest quadrants. Mr. Peddigrew noted that for the southwest quadrant, the Remington Group is working with the two other landowners to develop the lands on the corner of Kennedy Road and Steeles Avenue located within the southwest

quadrant of the secondary plan area. Mr. Peddigrew expressed concern that heights and densities for both quadrants should not be too prescriptive in the secondary plan, suggesting there needs to be enough flexibility built into the plan to address changes to the market and to permit for added density if the proposed GO station is approved.

Marshall Smith, KLM Planning Partners Inc., representing 7077 Kennedy Road (Kennedy Corners), advised that his client has been working with The Remington Group, and Pacific Mall to come up with a coordinated development proposal for the lands located in the southwest quadrant of the secondary plan. Mr. Smith suggested that some of the comments made today could be addressed by adding policy specifying that additional heights and densities may be permitted in the southwest quadrant of the secondary plan area based on the outcome of future work being undertaken. Mr. Smith thanked staff for the Milliken Centre Secondary Plan Update.

Mr. Marshall Smith, KLM Planning Partners Inc., representing 35 and 51 Old Kennedy Road, advised that he supported the proposed land use schedules, but suggested that a higher height and density could be supported on his client's lands due to its proximity to the GO Station. Mr. Smith advised that his client would like to see 30 storeys for his lands, as a lot of work has already been completed on the proposal and it was discussed with staff as part of their pre-consultation. Mr. Smith noted that the 30 storey proposal was created based on the 2017 Development Concept for the Milliken Centre Secondary Plan, which permitted 30 storeys on the subject lands. Mr. Smith requested that the land use schedule be updated to permit 30 storeys on the subject lands or that policies that support the land uses for this quadrant permit additional height and density where it is proven it can function from a good urban design standpoint and where there is servicing capacity.

Maria Gatzios, Gatzios Planning + Development Consultant Inc., representing Pacific Mall, advised that her client has been working closely with The Remington Group and Kennedy Corners to come up with a development concept for the lands located at the north east corner of Kennedy Road and Steeles Avenue. Ms. Gatzios advised that her client's goal is to have the lands designated as mixed use high-rise. Ms. Gatzios wanted to ensure that the subject lands had the appropriate land use permissions. Ms. Gatzios suggested that greater flexibility should be provided with respect to the heights of the buildings, noting that 30 storeys may not be the appropriate height for the tallest tower. Ms. Gatzios advocated for greater flexibility in the Milliken Centre Secondary Plan.

The Committee discussed the following relative to the Milliken Centre Secondary Plan Update:

- Suggested that Old Kennedy Road should be revitalized and beautified;
- Questioned when Sun Yat-Sen Avenue will be assumed by the City, as Mon Sheong is waiting for the City to assume the road so that it can take over the snow removal as many residents are using it as a short-cut;
- Suggested that the FSI could be higher in areas of the secondary plan in close proximity to the GO Station;
- Requested an update on the status of the development application for 186 Old Kennedy Road;
- Asked how many storeys are being permitted under the draft Development Concept for the Milliken Centre Secondary Plan at 35 and 51 Old Kennedy Road;
- Asked about the anticipated daily ridership from the proposed Denison GO Station;
- Suggested a 3D model be created of the Milliken Centre Secondary Plan Area;
- Noted that the Denison GO station should be created as a destination that attracts two way traffic from the station;
- Requested that a gateway to Markham be created at the corner of Kennedy Road and Steeles Avenue.

Staff and the Consultant provided the following responses to inquiries from the Committee and Public:

Ms. Bordone provided an update on the development proposal for 186 Old Kennedy Road.

Mr. Prasad clarified that the revised Development Concept for the Milliken Centre Secondary Plan permits 25 storeys at 35 and 51 Old Kennedy Road and that the Applicant requested 30 storeys during the pre-consultation with staff, which was held prior to the creation of the revised development concept.

Mr. Muzaffar provided clarification on the data supporting the Denison GO Station that projected 2,400 daily riders by 2031, and on Metrolinx's plans for the Stouffville GO line.

Moved by Regional Councillor Joe Li
 Seconded by Mayor Frank Scarpitti

1. **That the deputations by Randy Peddigrew, The Remington Group Inc., Marshall Smith, KLM Planning Partners Inc., and Maria Gatzios, Gatzios Planning + Development Consultants Inc. be received, and,**
2. That the presentation titled "Milliken Centre Secondary Plan Update", be received; and further,
3. **That the next steps included in the “Milliken Centre Secondary Plan Update” presentation be endorsed.**

Carried

12. MOTIONS

There were no motions.

13. NOTICES OF MOTION

There were no notices of motion.

14. NEW/OTHER BUSINESS

There was no new or other business.

15. ANNOUNCEMENTS

Regional Councillor Jack Heath suggested that “Queen Elizabeth II” be added to the name of the Golden Jubilee Greenway pathway. Regional Councillor Heath hoped that the new Council would ensure that the pathway is completed, as it plays a key role in connecting the Rouge National Urban Park in Markham.

16. CONFIDENTIAL ITEMS

Moved by Deputy Mayor Don Hamilton
 Seconded by Regional Councillor Jack Heath

That the confidential agenda be referred to the September 13, 2022, Council meeting:

16.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - JULY 5, 2022 [SECTION 239 (2)(e)]

16.2 DEVELOPMENT AND POLICY ISSUES

16.2.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; (WARD 4) [Section (2)(e)]; (8.0)

OLT Appeal: 45 Pringle Avenue (Ward 4) Minor Variance File No: A/086/21

16.2.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; (WARD 3) [Section (2)(e)]; (10.3)(10.5); OLT APPEAL - 53, 63, 83 HELEN AVENUE

OLT Appeal – 55, 63, and 83 Helen Avenue by Digram Developments Helen Inc

Carried

17. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jack Heath

That the Development Services Committee adjourned at 3:26 PM.

Carried